

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-9-11

WHEREAS, SOUTH FLORIDA STADIUM, LLC, ET AL applied for the following:

- (4) UNUSUAL USE to permit a tourist attraction/amusement facility to wit: a water theme park.

- (5) MODIFICATION of Condition #4 and #5 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "4 The density of development in the Dolphin Center East shall be limited to 40,000 square feet of retail, 225,000 square feet of office and 300 hotel rooms."

TO: "4 The density of development in the Dolphin Center East 2 shall be limited to a tourist attraction/amusement facility, to wit: a water theme park."

FROM: "5 The density of development in the Dolphin Center West shall be limited to 100,000 square feet of retail, 100,000 square feet of office, 50,000 square feet of fitness center and 150 hotel rooms."

TO: "5 The development in Dolphin Center East 1 and Dolphin Center West shall be limited to 140,000 square feet of retail, 225,000 square feet of office, 50,000 square feet of fitness center, and 450 hotel rooms. Nothing shall prohibit the use of Dolphin East 1, Dolphin Center East 2, or Dolphin Center West for parking to serve the adjacent Stadium Site."

- (6) MODIFICATION of Condition #2 of Resolution Z-211-85, last modified by Resolution Z-131A-95 both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dolphin Stadium," consisting of 39 sheets, as prepared by HDK Sports facilities Group and Keith and Schnars, P.A., dated April, 1985, AND plans entitled "Joe Robbie Stadium," as prepared by Hellmuth, Obata and Kassabaum, dated Oct. 6, 1992 and dated received December 15, 1992 AND a plan prepared by Keith & Schnars, P.A. consisting of 1 sheet dated February 17, 1993, last revised 8/15/95 and stamped received August 23, 1995 entitled, "Temporary Parking-Site Plan & Landscape Plan for Dolphin Center I," and 4 sheets dated October, 1993, last revised 8/10/95 and stamped received August 25, 1995 entitled, "Site Plan & Landscape Plans for Dolphin Center East II", and 1 sheet dated February 17, 1993, last revised

8/14/95 and stamped received August 29, 1995 entitled Dolphin Center West Temporary Parking Site Plan and Landscape Plan."

TO: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dolphin Stadium," consisting of 39 sheets, as prepared by HOK Sports Facilities Group and Keith and Schnars, P.A., dated April, 1985, AND plans entitled "Joe Robbie Stadium," as prepared by Hellmuth, Obata and Kassabaum, dated Oct. 6, 1992 and dated received December 13, 1992 AND a plan prepared by Keith & Schnars, P.A. consisting of 1 sheet dated February 17, 1993, last revised 8/15/95 and stamped received August 23, 1995 entitled, "Temporary Parking-Site Plan & Landscape Plan for Dolphin Center 1," and 1 sheet dated February 17, 1993, last revised 8/14/95 and stamped received August 29, 1995 entitled, "Dolphin Center West Temporary Parking Site Plan and Landscape Plan."

In addition, as to Dolphin Center East 2, a plan entitled "Miami Dolphins Water Park," as prepared by Water Technology, Inc., dated stamped received April 25, 2011, with sheets L-12.01, S1.10 and S1.20 handwritten revision dated 4/28/11, consisting of 81 sheets."

- (7) MODIFICATION of Condition #15 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners last modified by Resolution CZAB3-13-98 passed and adopted by the Community Zoning Appeals Board 3, reading as follows:

FROM: "15 That the lot south of N.W. 199th Street be used for the parking of automobiles (having only four wheels and including jeeps, sport utility vehicles) only. The use of the improved parking by recreational vehicles, campers, buses and jitneys is prohibited. The use of this area for picnics, tailgate parties, flea markets, carnivals and other non-stadium related uses are expressly prohibited. However, nothing herein shall be construed to prohibit the use of the subject property under the existing OPD zoning upon termination of the parking."

TO: "15 That the lot south of N.W. 199th Street (Dolphin Center East 2) be used for a tourist attraction/amusements facility, to wit: a water park and parking. The use of the improved parking by recreational vehicles, campers, buses and jitneys (except buses and jitneys which serve the water park and which may park in bus parking spaces shown on the site plan) is prohibited. The use of the parking areas for picnics, tailgate parties, flea markets, carnivals and other non-stadium or water park related uses are expressly prohibited."

The purpose of request #5 thru #7 is to allow the applicant to modify the existing development order to include a tourist attraction/amusement facility in the form of a water theme park in Dolphin Center East II parking lot and to decrease the development total Square Footage for the office use in the land use tabulation table for the previously approved Dolphin Center North.

- (8) SPECIAL EXCEPTION of spacing requirements to permit proposed concession areas selling alcoholic beverages spaced less than the required 2500' from a public school.
- (9) Applicant is requesting to permit Sunday sales of beer and alcoholic beverages between the hours 9 a.m. and 9 p.m. (10 a.m. and 1 a.m. permitted).

The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of Dolphin Center — Stadium Site, Plat Book 129 page 91, together with: Tract "B" of Dolphin Center — Stadium Site, Plat Book 129 Page 91 ,together with: Tract "C" of Dolphin Center — Stadium Site, Plat Book 129 Page 91, together with: Tract "D" of Dolphin Center — Stadium Site, Plat Book 129 page 91, AND: A parcel of land being a portion of Section 34, Township 51 South, Range 41 East, and a portion of Section 3, Township 52 South, Range 41 East, Miami-Dade County, Florida and being more particularly described as follows: Commence at the southeast corner of said Section 34; thence North $01^{\circ}40'22''$ West, along the east line of said Section 34, a distance of 90.94 feet to a point on the west right-of-way line of the "Florida's Turnpike" and the Point of Beginning; thence South $87^{\circ}04'59''$ West along the westerly right-of-way line of the "Florida's turnpike," 84.76 feet; thence South $02^{\circ}47'53''$ East, continue along the west right-of-way line of the Florida's Turnpike, 30.92 feet to a point on the north right-of-way line of N.W. 199th Street, as shown on the Dolphin Center — Stadium Site, according to the plat thereof, as recorded in Plat Book 129, page 91 of the public records of Miami-Dade County, Florida; thence South $87^{\circ}04'59''$ West, along the north right-of-way line of said N.W. 199th Street, 167.13 feet to a point of curvature of a tangent curve concave to the southeast and having a radius of 2163.50 feet; thence westerly and southwesterly, continue along the north right-of-way line of said N.W. 199th Street, and along the arc of said curve to the left having a central angle of $21^{\circ}48'06''$, for an arc distance of 823.23 feet to a point on the east line of Tract "E," of said Dolphin Center — Stadium Site, said point also being a point of reverse curvature of a tangent curve concave to the northeast and having a radius of 50.00 feet; thence southwesterly, northwesterly and northerly, along the east line of said Tract "E," and along the arc of said curve to the right, having a central angle of $113^{\circ}02'15''$ for an arc distance of 98.64 feet to a point of tangency; thence North $01^{\circ}40'53''$ West, continue along the east line of said Tract "E," 1044.62 feet to a point on the arc of a non-tangent curve concave to the southeast and having a radius of 280.00 feet (a radial line of said curve through said point having a bearing of north $65^{\circ}22'27''$ west); thence northerly, northeasterly, and easterly, continuing along the easterly line of said Tract "E," and along the arc of said curve to the right, having a central angle of $67^{\circ}30'40''$ for an arc distance of 329.92 feet to a point of tangency; thence South $87^{\circ}51'46''$ East, continue along the east line of said Tract "E," 787.79 feet to a point of curvature of a tangent curve concave to the south and having a radius of 280.00 feet; thence easterly, continue along the easterly line of said Tract "E" and along the arc of said curve to the right, having a central angle of $13^{\circ}36'50''$ for an arc distance of 66.53 feet to a point on a non-tangent line, said line being the east line of said Section 34; thence South $01^{\circ}40'22''$ East along the east line of said Section 34, a distance of 972.84 feet to the Point of Beginning, together with: A portion of Tracts 1, 2, 3, 4, 21, 22, 23 and 24, "Miami Gardens," Plat Book 2, page 96, and a portion of Section 3, Township 52 South, Range 41 East, Miami-Dade County, Florida, said parcel being more particularly described as follows: $02^{\circ}47'53''$ East along the east line of said Section 3, a distance of 429.40 feet to the northeast corner of Tract "C" of said Dolphin

Center — Stadium Site; thence South $87^{\circ}07'49''$ West along the north line of said Commencing at the northeast corner of said Section 3; thence south $02^{\circ}47'53''$ East along the east line of said Section 3, a distance of 543.17 feet to the Point of Beginning; thence continuing South Tracts "C" and "D" of said Dolphin Center — Stadium Site", 1321.17 feet; thence South $02^{\circ}46'37''$ East, continuing along the north line of said Tract "D," 216.00 feet; thence South $87^{\circ}07'49''$ West continuing along the north line of said Tract "D," 1161.25 feet; thence North $02^{\circ}45'22''$ West continuing along the north line of said tract "D," 618.68 feet to a point on the south right-of-way line of N.W. 199th Street as shown on said Dolphin Center — Stadium Site, said point also being on the arc of a non-tangent curve concave to the north and having a radius of 6924.43 (a radial line of said curve through said point having a bearing of South $01^{\circ}11'36''$ East); thence easterly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of $01^{\circ}40'49''$, a distance of 203.07 feet to a point of compound curvature of a tangent curve concave to the northwest and having a radius of 2238.50 feet; thence northeasterly along said south right-of-way line of N.W. 199th Street, and along the arc of said curve, through a central angle of $28^{\circ}19'13''$, a distance of 1106.45 feet to a point of reverse curvature of a tangent curve concave to the southeast and having a radius of 2043.50 feet; thence continuing northeasterly and easterly along the south right-of-way line of the said N.W. 199 Street, and along the arc of said curve, through a central angle of $28^{\circ}16'37''$, a distance of 1008.52 feet to a point of tangency; thence North $87^{\circ}04'59''$ East, continuing along the south right-of-way line of said N.W. 199th Street, 27.70 feet to a point of a tangent curve concave to the south and having a radius of 298.00' feet; thence easterly along the south right-of-way of said N.W. 199th Street, and along the arc of said curve, through a central angle of $27^{\circ}49'34''$, a distance of 144.73 feet to a point on the west right-of-way of the "Florida Turnpike"; thence South $02^{\circ}47'53''$ East along the west right-of-way line of the "Florida Turnpike," 15.86 feet; thence South $06^{\circ}56'41''$ East continuing along the west right-of-way line of the "Florida Turnpike," 401.05 feet; thence South $32^{\circ}58'17''$ East, continuing along the west right-of-way line of the "Florida Turnpike," 37.80 feet; thence North $87^{\circ}12'07''$ East, continuing along the west right-of-way line of the "Florida Turnpike," 34.97 feet to the Point of Beginning. Less there from: Tract "B," Dolphin Center — Stadium Site, Plat Book 129, page 91, together with: A parcel of land being a portion of Tracts 10 and 11 of "Miami Gardens" according to the plat thereof as recorded in Plat Book 2, page 96, of the public records of Miami-Dade County, Florida, and a portion of Section 34, Township 51 South, Range 41 East, Miami-Dade County, Florida, together with that certain 20 foot right-of-way lying north of said Tracts 10 and 11 being more particularly described as follows: Commence at the southwest corner of said Section 34; thence North $01^{\circ}47'18''$ West along the west line of said Section 34, 961.32 feet to a point on the east right-of-way of Northwest 27th Avenue as shown on "Dolphin Center — Stadium Site" according to the plat thereof as recorded in Plat Book 129, page 91, of the public records of Miami-Dade County, Florida, said point also being the Point of Beginning; thence continue North $01^{\circ}47'18''$ West along the west line of said Section 34 and along the east right-of-way of said Northwest 27th Avenue 849.60 feet to the point of curvature of a curve concave to the southeast having a radius of 50.00 feet; thence northerly, northeasterly and easterly along the arc of said curve, through a central angle of $93^{\circ}55'32''$, an arc distance of 81.97 feet to a point on the south right-of-way of Northwest 203rd Street as shown on said plat of "Dolphin Center — Stadium Site"; thence South $87^{\circ}51'46''$ East along the south right-of-way of said Northwest 203rd Street 766.22 feet to the point of curvature of a curve concave to the southwest having a radius of 90.00 feet; thence easterly, southeasterly and southerly along the arc of said curve through a central angle of $86^{\circ}04'28''$, an arc distance of 135.21

feet to a point on the west right-of-way of Northwest 26th Avenue as shown on said plat of "Dolphin Center — Stadium Site"; thence south $01^{\circ}47'18''$ east along the west right-of-way of said Northwest 26th Avenue 1086.38 feet to the point of curvature of a curve concave to the west having a radius of 8553.53 feet; thence southerly along the west right-of-way of said Northwest 26th Avenue and along the arc of said curve, through a central angle of $02^{\circ}00'00''$, an arc distance of 298.58 feet; thence South $00^{\circ}12'42''$ West along the west right-of-way of said Northwest 26th Avenue, 365.85 feet to the point of curvature of a curve concave to the northwest having a radius of 50.00 feet; thence southerly, southwesterly and westerly along the arc of said curve, through a central angle of $103^{\circ}49'23''$, an arc distance of 90.60 feet to a point on the north right-of-way of Northwest 199th Street as shown on said plat of "Dolphin Center — Stadium Site"; thence North $75^{\circ}57'55''$ West along the north right-of-way of said Northwest 199th Street, 236.26 feet to the point of curvature of a curve concave to the south having a radius of 1968.58 feet; thence westerly along the north right-of-way of said Northwest 199th Street and along the arc of said curve, through a central angle of $03^{\circ}31'18''$, an arc distance of 121.00 feet to the easterly corner of a 12 foot additional right-of-way as shown in Official Records Book 12940, page 669, of the public records of Miami-Dade County, Florida; thence North $78^{\circ}16'03''$ West along the northerly line of said 12 foot additional right-of-way, 179.79 feet to the point of curvature of a non-tangent curve concave to the south, having a radius of 1980.58 feet (a radial line to said point bears north $05^{\circ}18'21''$ east); thence westerly along the northerly line of said 12 foot additional right-of-way and along the arc of said curve, through a central angle of $05^{\circ}04'32''$, an arc distance of 175.45 feet; thence South $00^{\circ}13'49''$ West 12.00 feet to the point of curvature of a non-tangent curve concave to the northeast having a radius of 50.00 feet, (a radial line to said point bears South $00^{\circ}13'49''$ West), said point also being on the north right-of-way of aforesaid Northwest 199th Street; thence westerly, northwesterly and northerly along the arc of said curve, through a central angle of $86^{\circ}59'45''$, an arc distance of 75.92 feet to a point on the east right-of-way of aforesaid Northwest 27th Avenue, thence North $02^{\circ}46'26''$ West along the east right-of-way of said Northwest 27th Avenue, 92.74 feet to the point of curvature of a curve concave to the west having a radius of 5808.65 feet; thence northerly along the east right-of-way of said Northwest 27th Avenue and along the arc of said curve through a central angle of $02^{\circ}02'40''$, an arc distance of 207.27 feet; thence North $09^{\circ}50'03''$ West along the east right-of-way of said Northwest 27th Avenue, 180.66 feet to the point of curvature of a non-tangent curve concave to the west having a radius of 5795.65 feet, (a radial line to said point bears North $83^{\circ}24'08''$ East); thence northerly along the east right-of-way of said Northwest 27th Avenue and along the arc of said curve, through a central angle of $02^{\circ}48'37''$, an arc distance of 284.27 feet; thence North $09^{\circ}24'29''$ West along the east right-of-way of said Northwest 27th Avenue, 92.25 feet to the point of beginning.

LOCATION: Lying between the Florida Turnpike and N.W. 27 Avenue and on both side of N.W. 199 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and it was the opinion of the Board that Item #1 did not constitute a substantial deviation of Development of

Regional Impact (i.e. Miami-Dade County Resolution Z-26-08) and that Items #2, and #3 should be approved and were approved under separate Resolution Z-8-11, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested unusual use to permit a tourist attraction/amusement facility to wit: a water theme park (Item #4), the requested modifications of Condition #4 and #5 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners (Item #5), of Condition #2 of Resolution Z-211-85, last modified by Resolution Z-131A-95 both passed and adopted by the Board of County Commissioners (Item #6), and of Condition #15 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners last modified by Resolution CZAB3-13-98 passed and adopted by the Community Zoning Appeals Board 3 (Item #7), the special exception of spacing requirements to permit proposed concession areas selling alcoholic beverages spaced less than the required 2500' from a public school (Item #8), and to permit on a modified basis the request of Sunday sales of beer and alcoholic beverages between the hours 11:30 a.m. and 9 p.m. (Item #9) would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and that the requested unusual use (Item #4) and special exception (Item #8) would not have an adverse impact upon the public interest and should be approved, and

WHEREAS, a motion to approve Items #4 through 9 was offered by Commissioner Barbara J. Jordan, seconded by Commissioner Joe A. Martinez, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	aye	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	aye
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Rebecca Sosa	absent
Audrey M. Edmonson	aye	Sen. Javier D. Souto	aye
Sally A. Heyman	absent	Xavier L. Suarez	aye
Joe A. Martinez		aye	

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the unusual use to permit a tourist attraction/amusement facility to wit: a water theme park (Item #4), the requested modifications of Condition #4 and #5 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners (Item #5), of Condition #2 of Resolution Z-211-85, last modified by Resolution Z-131A-95 both passed and adopted by the Board of County Commissioners (Item #6), and of Condition #15 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners last modified by Resolution CZAB3-13-98 passed and adopted by the Community Zoning Appeals Board 3 (Item #7), the special exception of spacing requirements to permit proposed concession areas selling alcoholic beverages spaced less than the required 2500' from a public school (Item #8), and to permit on a modified basis the request of Sunday sales of beer and alcoholic beverages between the hours 11:30 a.m. and 9 p.m. (Item #9) be and the same are hereby approved on the Dolphin Center East 2 parcel, subject to the following conditions:

1. That all conditions of Resolution Nos. Z-211-85, last modified by Resolutions Z-131A-95 and CZAB3-13-98, and Z-26-08 remain in full force and effect except as herein modified.
2. That the Sunday hours of operation for the sale of liquor be restricted from to 11:30 a.m. to 9:00 p.m.

3. That the applicant obtain a Certificate of Use from and promptly renew same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
4. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
5. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Miami Dolphins Water Park," as prepared by Water Technology, Inc., dated stamped received April 25, 2011, with sheets L-12.01, S1.10 and S1.20 handwritten revision dated 4/28/11, consisting of 81 sheets.
6. That the use be established and maintained in accordance with the approved plan.
7. That the applicant comply with all applicable requirements, recommendations, requests and other provisions of the various Departments as contained in the departmental memoranda which are part of the record of the June 15, 2011 DIC recommendation and incorporated herein by reference.
8. That best water conservation practices be incorporated in the design of the water theme park facilities to the extent practicable and allowed by law.
9. That energy efficient measures be incorporated in the design of the water theme park facilities.
10. The County shall coordinate any scheduled controlled burning on the EEL and Oak Preserve lands with the owner, in order to minimize the impacts of the burning activities on the water park facilities.
11. The Owner shall provide a designated contact staff member (by position) for fire management coordination. The County will address all correspondence to this staff member.
12. The Owner shall coordinate with Miami-Dade County Parks Department and Miami-Dade County Historic Preservation Division to provide an opportunity to distribute information to the public about the operations of and visitation options to the Archaeological Midden.

13. The Owner shall coordinate with the Miami-Dade County Historic Preservation Division and the Parks Department in the placement of a historic marker on the owner's property on the west side of the Archeological Midden.
14. In accordance with the Archaeological Management Plan for the Dolphin Center North Development of Regional Impact the Owner shall hire a professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards or a registered professional archaeologist to be present during the clearing and earth work phase of water theme park development, in order to monitor the site for soil anomalies that may be cultural in origin.
15. The Owner shall grant the Miami-Dade County archaeologist/Historic Preservation Division access to the site during the construction phase working hours in order to monitor excavation and construction activities.
16. Sufficient time shall be allowed to properly identify and record any significant archaeological deposits and features which may be encountered during monitoring.
17. If human remains are encountered, the guidelines of Florida Statute Section 872.05 (Florida's Unmarked Human Burial Law) and Florida Administrative Code Chapter 1A-44 (Procedures for Reporting and Determining Jurisdiction over Unmarked Human Burials) shall apply and all work shall cease. The State and County Archaeologists shall be notified.
18. The Owner agrees to cooperate with the County Parks Department to provide access and parking for visitors to the midden, by reservation only through the Parks Department, in a manner that is not inconsistent with the operations of the Water Theme Park but which will also accommodate the visit to the midden within 14 calendar days of the requested date. The Owner shall not be responsible for fire, theft, damage or loss to automobiles parked on its property or any articles left in same.
19. That the Applicant comply with the following requirements, recommendations, requests and other provisions of the Miami-Dade County Public Works Department:
 - i. The Water Theme Park hours of operation shall be limited to the following:
 - (a) 9:00 am - 9:00 pm on Sunday through Thursday; (b) 9:00 am - midnight on Fridays and Saturdays and on the evenings before national holidays (e.g. the Sunday before Labor Day); (c) 9:00 am to 6:00 pm on those days when a professional football game that has a start time at or after 7:00 pm is being played at the existing Stadium; and (d) 9:00 am - 1:00 am for special events (such as corporate or private parties, Super Bowl festivities, or similar activities). Water rides shall shut down a minimum of one hour prior to the posted closing times.

- ii. On those days when professional football games (with a start time prior to 7:00 pm) are being held at the existing Stadium, use of the Water Theme Park and its parking lot shall be restricted to individuals who on that day have access to the Stadium facility, including ticket holders, employees of the Stadium and participating teams, on-field performers and other similarly situated individuals who have game day access. Access for the general public to the water theme park may commence one hour after the conclusion of the coinciding professional football games.
- iii. Maintain the gated access driveway immediately west of the Archaeological Midden at its current width or at a narrower width to the satisfaction of Miami-Dade County Public Works Department (PWD) and Miami-Dade County Police Department to address game day traffic operations for the Stadium.
- iv. Signal Warrant Analyses shall be required for the proposed Water Theme Park entry driveway (the West Access) at NW 199 Street and for the Turnpike Access Road at NW 199 Street. Traffic signals will be designed, installed and operational prior to the opening of the Water Theme Park, where traffic signal warrants are met. Said timeframes may be extended by the Public Works Director upon the demonstration of good faith efforts by the Applicant to satisfy these deadlines.
- v. To determine the final design configuration of the proposed traffic signals along NW 199 Street, the Applicant will need to provide additional intersection analyses to evaluate alternative lane assignments for movements projected to operate at LOS D at project buildout.
- vi. The striping pattern of the Water Theme Park's entry driveway (the West Access) shall reflect three (3) exit lanes.
- vii. Overhead lane usage signage along NW 199 Street will be provided that adjusts or turns off for game day traffic.

BE IT FURTHER RESOLVED that the requested modification Condition #4 and #5 of Resolution Z-211-85, passed and adopted by the Board of County Commissioners (Item #5), shall read as follows:

- 4 The density of development in the Dolphin Center East 2 shall be limited to a tourist attraction/amusement facility, to wit: a water theme park.

- 5 The development in Dolphin Center East 1 and Dolphin Center West shall be limited to 140,000 square feet of retail, 225,000 square feet of office, 50,000 square feet of fitness center, and 450 hotel rooms. Nothing shall prohibit the use of Dolphin East 1, Dolphin Center East 2, or Dolphin Center West for parking to serve the adjacent Stadium Site.

BE IT FURTHER RESOLVED that the requested modification of Condition #2 of Resolution Z-211-85, last modified by Resolution Z-131A-95 both passed and adopted by the Board of County Commissioners (Item #6), shall read as follows:

- 2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dolphin Stadium," consisting of 39 sheets, as prepared by HOK Sports Facilities Group and Keith and Schnars, P.A., dated April, 1985, AND plans entitled "Joe Robbie Stadium," as prepared by Hellmuth, Obata and Kassabaum, dated Oct. 6, 1992 and dated received December 13, 1992 AND a plan prepared by Keith & Schnars, P.A. consisting of 1 sheet dated February 17, 1993, last revised 8/15/95 and stamped received August 23, 1995 entitled, "Temporary Parking-Site Plan & Landscape Plan for Dolphin Center 1," and 1 sheet dated February 17, 1993, last revised 8/14/95 and stamped received August 29, 1995 entitled, "Dolphin Center West Temporary Parking Site Plan and Landscape Plan."

In addition, as to Dolphin Center East 2, a plan entitled "Miami Dolphins Water Park," as prepared by Water Technology, Inc., dated stamped received April 25, 2011, with sheets L-12.01, S1.10 and S1.20 handwritten revision dated 4/28/11, consisting of 81 sheets.

BE IT FURTHER RESOLVED that the requested modification of Condition #15 of Resolution Z-131A-95, passed and adopted by the Board of County Commissioners last modified by Resolution CZAB3-13-98 passed and adopted by the Community Zoning Appeals Board 3 (Item #7), shall read as follows:

- 15 That the lot south of N.W. 199th Street (Dolphin Center East 2) be used for a tourist attraction/amusements facility, to wit: a water park and parking. The use of the improved parking by recreational vehicles, campers, buses and jitneys (except buses and jitneys which serve the water park and which may park in bus parking spaces shown on the site plan) is prohibited. The use of the parking areas for picnics, tailgate parties, flea markets, carnivals and other non-stadium or water park related uses are expressly prohibited.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development

order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED this 21st day of July, 2011, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 11-7-CC-1
ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By DIANE COLLINS
Deputy Clerk


THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 8TH DAY OF JULY, 2011.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Deputy Clerk's Name, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-9-11 adopted by said Board of County Commissioners at its meeting held on the 21st day of July, 2011.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 8th day of August, 2011.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL

